

6-24-2025

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday June 24, 2025 at 6:00 P.M. in the Municipal Building, 46 North Ocean Avenue, Freeport, New York, with the following present:

Michael Hershberg	Chairperson	Excused
Edgar Campbell	Deputy Chairperson	
Carole Ryan	Member	
Ladonna Taylor	Member	Excused
Deborah Welch	Member	
Heather Dawson	Member	Excused
Annemarie diSalvo	Member	Excused
Joy Fernandez	Alternate Member	Absent
Thelma Lambert-Watkins	Alternate Member	

Robert McLaughlin, Counsel to the Board and Scott Braun, Building Department representative also attended the meeting.

At 6:24 P.M. Deputy Chairperson Campbell called the meeting to order.

Motion was made by Edgar Campbell, seconded by Thelma Lambert-Watkins and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

At 6:43 P.M. motion was made by Carole Ryan, seconded by Thelma Lambert-Watkins and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

Deputy Chairperson Campbell led in the Pledge of Allegiance.

There were seven people in the audience.

SP-3836 – 438 Nassau Avenue, Section 62/Block 186/Lot 1. Residence A. Chad Parson. Construct new 1,063 sq. concrete driveway 52 ft. wide. Gustavo Munoz presented this application on behalf of the owner. A new driveway was proposed for better access to the garage as the Gustavo.

Motion was made by Deborah Welch, seconded by Carole Ryan and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

SP-3837 – 26 W Seaman Avenue, Section 55/Block N/Lot 48. Residence A. Ely Oloroso Garcia. Repair fire damage and extend roof height on second floor. Diana Laspisa of Morano Expediting presented this application. Ms. Laspisa proposed all new vinyl siding in a pacific blue color with white trim and charcoal color roofing shingles. Deck floors in a composite material.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

SP-3838 – 115 N Bergen Place, Section 55/Block 269/Lot 328. Residence A. Eric Ramos. Maintain 220 sq. ft. front enclosed porch and interior alterations. Eric Ramos presented this application. The Board incidated that the photos of the house didn't match the plans that were presented.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be adjourned pending submission of revised plans matching the work that was done for the enclosed porch.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

Public Hearing

Deputy Chairperson Campbell called the public hearing to order and led in the pledge of allegiance for which a full stenographic record was taken.

The Clerk presented one affidavit of publication and one affidavit of posting to be entered into the record as exhibits #1 and #2 for the following applications by the stenographer.

There were six people in the audience.

Motion was made by Carole Ryan, seconded by Thelma Lambert-Watkins and unanimously carried that the minutes from the June 10, 2025 meeting be approved.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor

SP-3821 – 16 Archer Street, Section 62/Block 48/Lot 4. Residence A. Jose Gutierrez. Construct 4,212 sq. ft. wood frame 2-story 1-family dwelling. Miguel Ramirez, expediter and his daughter presented this application.

The Clerk presented one affidavit of mailing to be entered into the record as exhibit #3 for this application by the stenographer.

Motion was made by Edgar Campbell, seconded by Deborah Welch and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

Motion was made by Edgar Campbell, seconded by Deborah Welch and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

Motion was made by Carole Ryan, seconded by Thelma Lambert-Watkins and unanimously carried that the application be adjourned pending submission of a radius map showing the setbacks of the homes.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

SP-3822 – 360 Atlantic Avenue, Section 65/Block 36/Lot 153-155. Business A. Sachin Shah.
New façade on existing new building.

The Clerk presented one affidavit of mailing to be entered into the record as exhibit #3 for this application by the stenographer.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

SP-3826 – 230 S Brookside Avenue, Section 54/Block 524/Lot 51. Residence A. Juan Nunez.

Add new awning in front of garage. Ben Jackson and Juan Nunez presented this application.

The Clerk presented one affidavit of mailing to be entered into the record as exhibit #3 for this application by the stenographer.

Motion was made by Deborah Welch, seconded by Thelma Lambert-Watkins and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

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Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

DECISIONS

SP-3822 – 360 Atlantic Avenue, Section 65/Block 36/Lot 153-155. Business A. Sachin Shah.

New façade on existing new building.

Motion was made by Carole Ryan, seconded by Thelma Lambert-Watkins and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

SP-3826 – 230 S Brookside Avenue, Section 54/Block 524/Lot 51. Residence A. Juan Nunez.
Add new awning in front of garage.

Motion was made by Thelma Lambert-Watkins, seconded by Carole Ryan and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

Motion was made by Deborah Welch, seconded by Carole Ryan and unanimously carried, that the public hearing be closed.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

SP-3836 – 438 Nassau Avenue, Section 62/Block 186/Lot 1. Residence A. Chad Parson.
Construct new 1,063 sq. concrete driveway 52 ft. wide.

Motion was made by Deborah Welch, seconded by Thelma Lambert-Watkins and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

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Motion was made by Deborah Welch, seconded by Carole Ryan and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

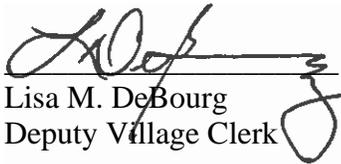
The Clerk polled the Board as follows:

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Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused

At 8:44 P.M., it was moved by Carole Ryan, seconded by Thelma Lambert-Watkins and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	Excused
Annmarie DiSalvo	Excused
Thelma Lambert-Watkins	In Favor
Michael Hershberg	Excused


Lisa M. DeBourg
Deputy Village Clerk